

SOUTH DAKOTA BOARD OF REGENTS

Budget and Finance

AGENDA ITEM: 6 – B
DATE: July 31 – August 1, 2024

SUBJECT

SDSMT Surbeck Center Addition Facility Program Plan (FPP) and Facility Design Plan (FDP)

CONTROLLING STATUTE, RULE, OR POLICY

- [SDCL § 5-14-1](#) – Classification of Capital Improvements
- [SDCL § 5-14-2](#) – Supervision by Bureau of Administration of Capital Improvement Projects – Payment of Appropriated Funds
- [SDCL § 5-14-3](#) – Preparation of Plans and Specifications for Capital Improvements – State Building Committees – Approval by Board or Commission in Charge of Institution
- [BOR Policy 6.4](#) – Capital Improvements
- [BOR Policy 6.6](#) – Maintenance and Repair

BACKGROUND / DISCUSSION

The South Dakota School of Mines & Technology requests approval of the Facility Program Plan (FPP) and Facility Design Plan (FDP) for the Surbeck Center (Student Union) Addition. The Board approved the Preliminary Facility Statement in April of 2014.

IMPACT AND RECOMMENDATIONS

The Surbeck Center serves as the front door of campus. The addition (18,200 sq ft) includes expanded dining space, a new admissions office, a large multi-function meeting space, and additional lounge and study spaces for use by the entire university. It is extremely important to make a positive first impression for prospective students with the increasingly competitive landscape of higher education. The new addition will support the mission of the university by providing efficient and modern facilities that meet the needs of the campus now and into the future. The project will be funded with private funds.

ATTACHMENTS

- Attachment I – South Dakota Mines Surbeck Center Addition FPP
- Attachment II – South Dakota Mines Surbeck Center Addition FDP

DRAFT MOTION 20240731_6-B:

I move to approve the combined Facility Program Plan and the Facility Design Plan for the SDSMT Surbeck Center Addition to be funded with private donations.

South Dakota School of Mines & Technology Facility Program Plan

Surbeck Center Addition

A. Programmatic Justification for Discrete Spaces:

The South Dakota School of Mines and Technology requests approval of the Facility Program Plan. Design Development has been completed for the addition to the Surbeck Center (Student Union), located on the northwestern edge of campus proper with additional residence halls and research spaces spanning further west. The project was started because 500+ beds have been added in recent years with close proximity to the student union and the population has outgrown the current space. The Surbeck Center serves as the hub for campus life enhancing the student experience and cultivating an enduring connection to South Dakota Mines. The goals for this project are to provide additional dining space, move admissions to the front door of campus, and add meeting and storage space. The additional space in Surbeck Center will allow us to accommodate our students at mealtimes, while also providing space for students to study, gather and collaborate. This project will aid in retaining current students and recruiting future students.

The main components of the project include additional dining space, admissions office, a large multi-function meeting space, and additional lounge and study spaces.

B. Gross Square Footage:

The project area for the addition to the Surbeck Center is 18,200 square feet.

C. Site Analysis:

The addition will be constructed on the east and north sides of the existing Surbeck Center located on the west end of campus (See campus ariel below). The expansion will tie into the existing Surbeck Center utilities. A condenser unit will be added to supply heating and cooling for the addition that will provide capacity during peak cooling as the campus chillers are at capacity. There is heating capacity with the campus boilers, but this will provide back-up availability, if needed.



D. Description of Key Building Features:

The lower level will accommodate dining space for an additional 200 seats for a total of 450 seats. When not used for dining, a portion of the space will serve as a student lounge and study area.

Learning stairs will connect the lower and upper levels and provide a unique study and lounge space for students to gather.

The upper level will house the Admissions Office and the large meeting space. The Admissions Office will provide a front door for campus and for prospective students. The large meeting space will have the option to be divided into 3 separate meeting spaces.

An elevator will be added in the addition to better serve any student, staff, faculty, or staff members with mobility issues.

E. Illustrative Floor Plans:

The floor plans for the addition can be seen in Appendix A.

F. Initial Cost Estimate:

The preliminary cost estimate for the addition is \$10,206,000.

G. Identification of Fund Sources and Impact to M&R:

Funding for this project will be provided by the Center for Alumni & Advancement (CARA). The letter committing the funds can be found in Appendix B.

Annual operating costs will be covered by the Student Fee budget and increased conferencing revenue with the addition of space.

New Addition (18,200 SF)

Custodial	Current staffing will be utilized.
Building Supplies	~ \$2,500
Utility	~\$20,000

H. Proposed funding sources for cost of (i) constructions (ii) ongoing operations and (iii) maintenance and repair:

- (i) Construction – The project will be funded by private fundraising.
- (ii) Ongoing Operations – The annual utility and operating costs will be funded through student fees and increased conference revenue.
- (iii) Maintenance and Repair – The annual maintenance and repair costs will be covered through the annual M&R process.

Appendix A

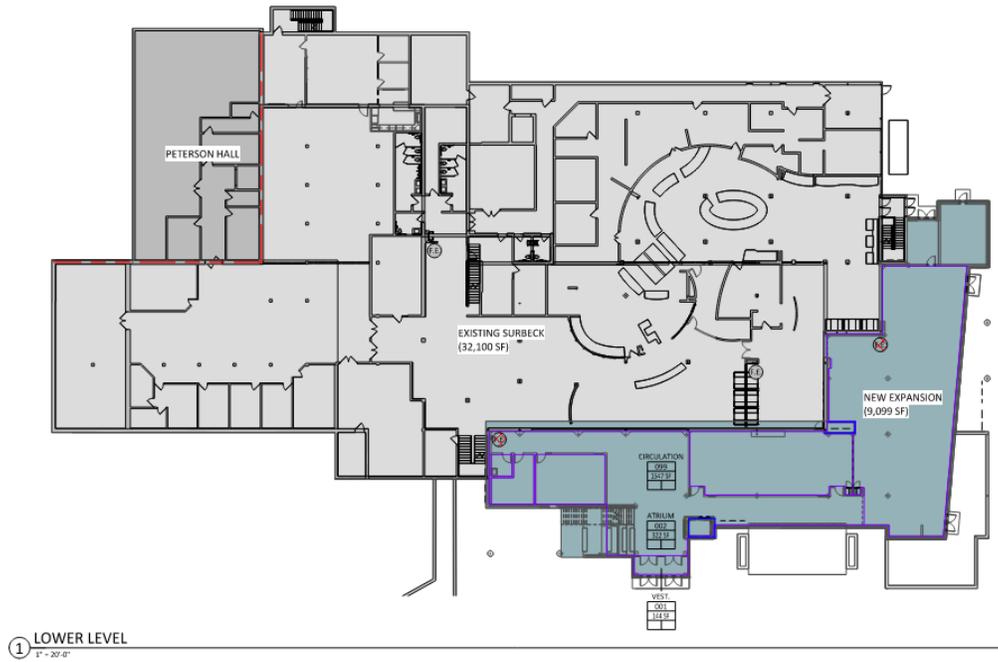


Figure 1: First Floor Expansion Footprint

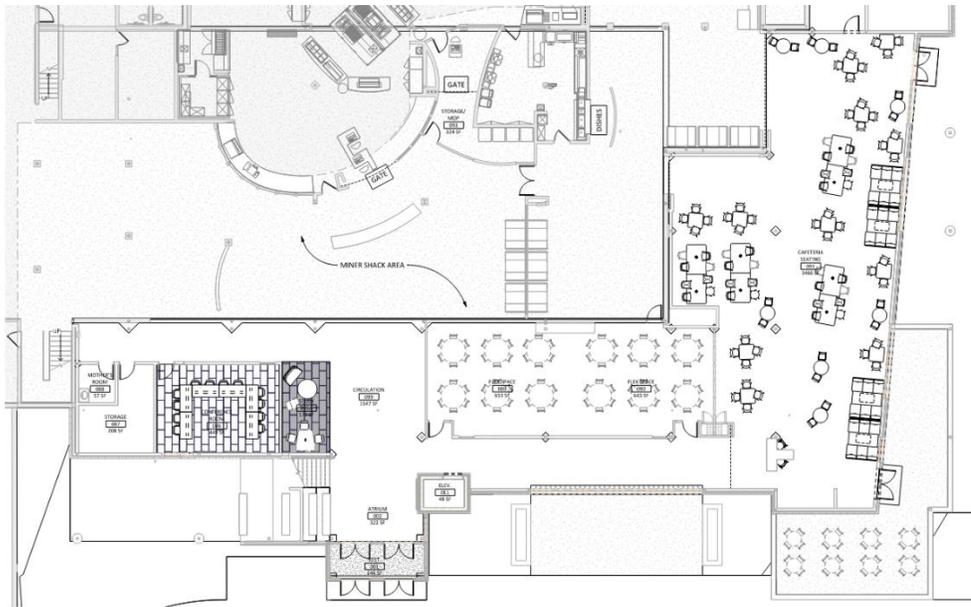
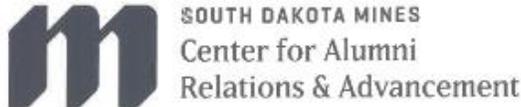


Figure 2: First Floor Renovated Space

Appendix B



330 East Kansas City Street, Rapid City, SD 57701
cara.sdsmt.edu • 605.394.2436 | Fax: 605.394.6679

July 1, 2024

Dr. Lance Roberts
Interim President
South Dakota School of Mines
501 E. Saint Joseph St.
Rapid City, SD 57701

Dr. Roberts:

For the past few years, the Center for Alumni Relations and Advancement (CARA) has been leading **New Heights: The Campaign for South Dakota Mines**. This comprehensive campaign is designed to provide funding for academic and athletics support, create learning spaces that promote innovation and community, and optimize academic programs to meet student and industry needs.

To date, more than \$75 million has been raised in support for the various pillars of the New Heights Campaign. The **Surbeck Center Expansion** is an integral part of the campaign and CARA recognizes the vital role this facility plays in serving as the 'front door' to the university and the place where students connect, engage and build community.

To date, we've raised more than \$7.8 million of the \$10 million needed to complete the Surbeck expansion and expect to wrap up this funding priority in the next several months. Our advancement team is working with several key donors who are interested in seeing this project completed.

CARA is committed to raise the balance of philanthropic support needed to fully fund the expansion of Surbeck and hope that this promise of support will allow you to move forward with the request to the South Dakota Board of Regents and lay the groundwork needed to begin construction in the spring/summer of 2025.

CARA is currently holding \$623,000 in a Capital Projects account for university use with \$206,000 of these funds earmarked for architectural fees for the Surbeck Center expansion. Please refer to account #29100 when submitting invoices to CARA for this project.

Thank you.

Enthusiastically,

A handwritten signature in blue ink that reads 'Marc D. Vaillancourt'.

Marc D. Vaillancourt
Chief Executive Officer – CARA

Cc: Jerilyn Roberts, Associate VP for Facilities, Risk & Services

South Dakota School of Mines & Technology Facility Design Plan

Surbeck Center Addition

Introduction:

The South Dakota School of Mines & Technology requests approval of the Facility Design Plan for the construction of an addition to the Surbeck Center. The Preliminary Facility Statement was approved in April 2014 and the Facility Program Plan and Facility Design Plan are being submitted together for approval based on funding availability.

The addition to the building will be 18,200 sq ft. It will provide additional dining space, a new admissions office, a large multi-function meeting space, and additional lounge and study spaces for use by the entire university. The Surbeck Center which is the student union for campus serves as the front door to campus and the living room for those living on campus. It is extremely important to make a positive first impression for prospective students with the increasingly competitive landscape of higher education. The new building will support the mission of the university by providing efficient and modern facilities that meet the needs of the campus now and into the future.

a. Architectural, mechanical, and electrical schematic design:

Architectural:

The 18,200 sq ft addition is located on the northwest edge of campus proper with additional residence halls and research building extending further west. The building will consist of masonry, metal panes and aluminum curtain wall glazing systems supported by a structural steel column, beam, and joist system. The roofing will be a combination of rubber membrane and metal roofing. The project has been exempted from LEED or Green Globe certification but will still utilize building materials that have low VOC (volatile organic compounds) materials and high performance mechanical and electrical systems that will be commissioned using a 3rd party commissioning agent.

The architectural goals for the project are the following:

- Create a “Front Door” to campus that provides an inviting space for prospective and current students. This will include a designated location for the Office of Admissions with 9 offices, reception and waiting area. A new Entry Lobby with an open staircase and new elevator will provide access and interconnectivity to both levels. Curtain wall glazing will be used to highlight the entry and east wall bringing in natural light and highlighting the ‘M’ feature wall.
- Additional conference meeting spaces that will accommodate larger campus events including more companies for the Career Fair, families coming to GOTOMINES recruiting events, cultural events, and orientations on campus. These areas may contain operable walls to create multi-functional spaces for smaller gatherings when needed.

- Dining space to accommodate an additional 200 seats for a total of 450 seats.
- Additional storage space for Foodservice.

Reference Appendix A for renderings and Appendix B for Design Development plans.

Mechanical:

The mechanical system for this building addition will be connected to the campus chiller and steam/condensate loops but will also utilize a high efficiency roof mounted heat pump condensing unit, which will provide cooling during peak cooling season and backup heating if needed. Since this building location is optimal for an even more efficient geothermal heating and cooling system, an alternate is being considered to provide the space and equipment for a geothermal heat pump system, which includes water source heat pumps coupled to a geothermal well field. This geothermal alternate, or future system, would free up capacity back to the campus heating and cooling plant.

All new mechanical equipment will be tied into the University building automation system for monitoring of equipment and addressing heating/cooling issues within the building remotely if needed.

Plumbing:

The plumbing system upgrades supporting this building addition would include modifying the existing sanitary sewer service, extending sanitary / water piping to new & future plumbing fixtures, and provide water piping to support a site irrigation system.

Fire Suppression:

The fire suppression system upgrades would include extending the existing NFPA 13 compliant wet-pipe sprinkler system to support this building addition.

Electrical:

The existing electrical service is adequate for the added loads of the new addition. New feeders for new panelboards and larger mechanical equipment will come from the existing main switchboard located in the main electrical room on the first floor. Additional metering can be provided, as needed, to monitor the new loads being added with this project expansion. New panelboards will circuit breaker style with appropriate short circuit ratings. Short circuit and ARC flash labeling will be provided for all new panelboards and mechanical equipment required by OSHA.

Lighting throughout the renovation and expansion areas will be LED type fixtures that will be quality commercial grade high efficiency fixtures with long life. Lighting levels will comply with the Illuminating Engineering Society (IES) of North America standards for each space type. Lighting will follow ASHRAE 90.1 requirements for energy efficiency and implementation. Lighting will be a combination of 2x2, 2x4, Linear and some more Architecturally pleasing LED light fixtures in select areas. Lighting in offices, meeting rooms, labs, study rooms, and classrooms will be fully dimmable, and the building will have occupancy sensor controls to reduce energy consumption while providing flexibility to the occupants. Emergency egress and exit lighting will be provided by way of emergency drivers, integral with each fixture, to provide code required egress lighting levels.

Voice and data systems will include a CAT 6 solution to include jacks, cabling, conduit, racks, patch panels and testing. TV's, monitors, and projectors will be provided in presentation spaces with appropriate cabling interfaces as needed. In other areas, monitors will be provided to keep students and employees up to date on campus activities and any alerts that may affect campus life. The existing campuswide video surveillance and card access system will be expanded upon in the new addition to assist with providing a safe and secure environment.

An intelligent, addressable type, fire alarm control system with voice evacuation capabilities will be provided to satisfy all Life Safety and Code requirements. The system will be designed in accordance with all current codes and standards and will also satisfy all current accessibility guidelines. In addition, all necessary connections will be made for 24-hour fire alarm system monitoring.

b. Changes from Facility Program Plan:

Program Plan and Design Plan are being submitted at the same time due to funding availability.

c. Impact to existing building or campus-wide heating/cooling/electrical systems:

The building will be connected to the existing campus chiller, steam/condensate, and electrical loops, while providing the most cost-effective operating methods for this building, unless a more cost-effective alternative is found. The mechanical system for this building addition will be connected to the campus chiller and steam/condensate loops but will also utilize a high efficiency roof mounted heat pump condensing unit, which will provide cooling during peak cooling season and backup heating if needed. This allows the mechanical system to operate off the campus chiller, steam/condensate loops when loop capacity is available, or utilize the heat pump condensing unit when loop capacity is not available.

d. Total project estimates:

Funding Sources –

\$10,206,000 Private Funds

The following is the breakdown of the project estimate:

CURRENT PROJECT FUNDING	\$10,206,000
Total Construction Cost	\$9,300,000
Geotechnical/Testing/Miscellaneous	\$35,000
Building Commissioning	\$50,000
Lead & Asbestos Removal	NA
ITS Equipment	\$75,000
OSE Fees	\$90,000
Architect/Engineer Fees	\$656,000
Construction Contingency included in estimate	NA
TOTAL CONSTRUCTION COSTS	\$10,206,000

Alternates will be determined during the construction documents to try to stay within the budget available.

e. Changes from cost estimate for operation or M&R expenses:

Program Plan and Design Plan are being submitted at the same time due to funding availability.

Appendix A



Figure 1: Exterior View – Main Architect



Figure 2: Exterior View - Landscape Architect



Figure 3: Dining Area



Figure 4: First Floor Main Entry



Figure 5: Admissions Lobby



Figure 6: Admissions Hall